



# SETBACK CERTIFICATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET ♦ ROOM 200 ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600

*Promoting the Wise Use of Land ♦ Helping to Build Great Communities*

## PROCEDURE FOR CERTIFYING BUILDING SETBACKS

Building inspectors are frequently finding structures that have encroached into the allowable setbacks, requiring extensive and costly rework. To help prevent such problems we have modified our procedure to require that all structures within five feet of the minimum allowable setback be certified by a California licensed land surveyor or authorized civil engineer. This policy has been in effect since August 1, 2006.

### Certification Procedure

Prior to approval of the foundation inspection, the applicant shall provide the building inspector with documentation that gives reference to the actual property boundaries and the actual location of the structure. This certification shall be prepared by a California licensed land surveyor or authorized civil engineer (licensed in accordance with the regulations of the Professional Engineers Act and Professional Land Surveyors Act).

### Exception

Exception for existing legal survey monuments: If a line can be strung between the monuments to clearly show the property line from which to measure the required setback, the certification may be waived. Please verify this with your inspector.

Please note that the building inspector may require setback certification on any project regardless of the distance to the allowable setback if the property boundaries are unclear.

If you have any questions regarding this policy, please contact Jim Casper, Assistant Building Official – Inspection Section at 781-5629.